

3317-3319 BAGLEY AVENUE • Los Angeles, CA 90034

FOR SALE

6 UNIT APARTMENT BUILDING



GREG ECKHARDT
310.395.2663 X103
GECKO@PARCOMMERCIAL.COM
LIC#01255469

3317-3319 Bagley Avenue, Los Angeles, CA 90034

PROPERTY
PROFILE

PROPERTY:

SALE PRICE: \$2,350,000

APN #: 4311-017-033

ZONING: LAR3

NUMBER OF UNITS: Six (6)

UNIT MIX: Two (2) 2 bed + 3 bath (Townhouse)

One (1) 2 bed + 2 bath

Three (3) 1 bed + 1 bath

NUMBER OF STORIES: 2

YEAR BUILT: 1983 (Buyer to verify)

BUILDING SIZE: 6,258 square feet (per assessor)

LOT SIZE: 6,897 square feet (per assessor)

PARKING: Ten (10) total: three (3) rows tandem spaces and four (4) single spaces. All are covered and gated.

UTILITIES/SERVICES:

WATER: One (1) meter/Landlord

TRASH: City/Landlord

GAS: Separate meters per unit/tenant,
master gas/landlord

ELECTRICAL: Separate per unit/tenant

WATER HEATERS: Two (2) water heaters/landlord and
three (3) tankless

LAUNDRY (WASHER/DRYER): Landlord owned/Two (2) sets

CONSTRUCTION:

ROOF: Comp. Flat

PLUMBING: Copper (buyer to verify)

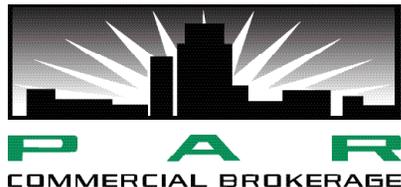
FOUNDATION: Raised/Concrete

FRAMING: Wood

EXTERIOR: Stucco

PARKING SURFACE: Concrete

ELEVATOR: One (1) single passenger elevator



www.parcommercial.com

GREG ECKHARDT
310.395.2663 X103
GECKO@PARCOMMERCIAL.COM
LIC#01255469

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

PROPERTY PHOTOS



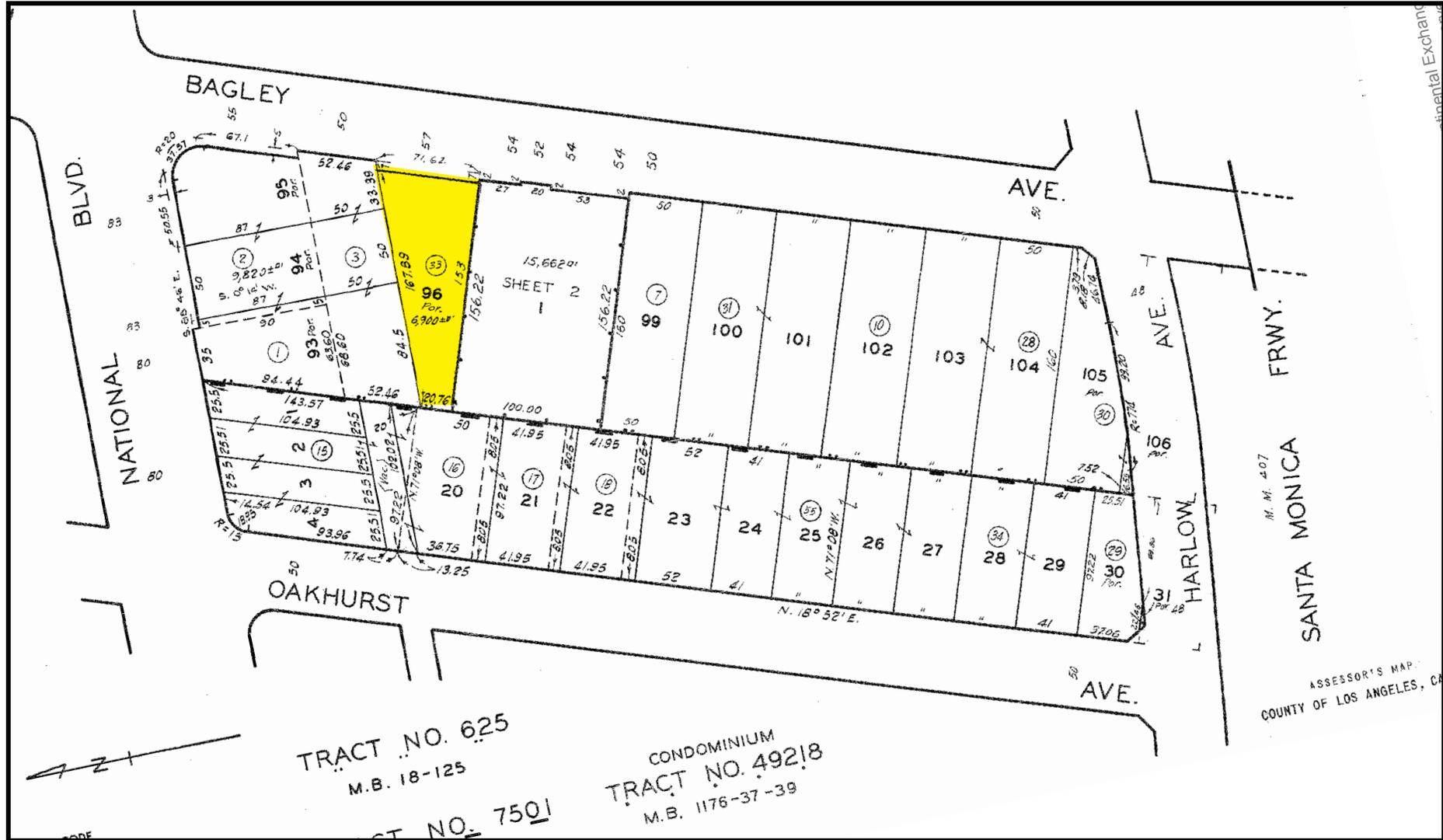
www.parcommercial.com

GREG ECKHARDT
310.395.2663 X103
GECKO@PARCOMMERCIAL.COM
LIC#01255469

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

3317-3319 Bagley Avenue, Los Angeles, CA 90034

PARCEL MAP



www.parcommercial.com

GREG ECKHARDT
310.395.2663 X103
GECKO@PARCOMMERCIAL.COM
LIC#01255469

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

RENT ROLL:

Unit	BD/BA	Status	Move-in	Deposit	Actual Rent	Pro-Forma Rent	Recurring Charges	Eligible for Rent Increase
3317-1	2/2.00	Vacant-Unrented		0.00	3,095.00	3,095.00	0.00	
3317-2	1/1.00	Current	07/28/2024	2,395.00	2,395.00	2,695.00	2.83	07/28/2025
3317-3	1/1.00	Current	04/01/2016	1,800.00	2,091.00	2,695.00	2.83	03/01/2025
3319-4	2/3.00	Current	01/10/2023	2,850.00	3,082.00	3,095.00	4.44	03/01/2026
3319-5	2/2.50	Vacant-Unrented		0.00	3,095.00	3,095.00	0.00	
3319-6	1/1.00	Current	12/01/2022	2,250.00	2,433.00	2,695.00	4.44	03/01/2026
Storage 1		Vacant			200.00	200.00		
Storage 2		Vacant			200.00	200.00		
Storage 3		Vacant			200.00	200.00		
Laundry					150.00	150.00		
6 Units		66.7% Occupied		9,295.00	16,941.00	18,120.00	14.54	

***Units 1 and 5 and storage units 1 - 3 are currently vacant. The Actual Rent numbers in red are rents projected.**

2024 EXPENSES:

PROPERTY TAX (NEW 1.20%):	\$28,200	MAINTENANCE (ESTIMATED):	\$23,518
INSURANCE:	\$2,808	UTILITIES:	\$11,850
RENT CONTROL/BUSINESS LICENCE FEE:	\$265	(House water, gas and electric)	
GARDEN SERVICES:	\$2,300		
ELEVATOR MAINTENANCE:	\$402		
JANITORIAL:	\$3,021		
		TOTAL EXPENSES:	\$72,364



PRICING AND FINANCIAL ANALYSIS:

SUMMARY:

PRICE: \$2,350,000

DOWN PAYMENT: 100%

NUMBER OF UNITS: 6

YEAR BUILT: 1983 (Buyer to verify)

PARKING: Ten (10) spaces

APPROXIMATE LOT SIZE: 6,987 SF (per title)

APPROXIMATE SQUARE FEET: 6,258 SF (per title)

COST PER SF: \$375

ANNUALIZED OPERATING DATA:

RENTS

CURRENT

PROJECTED

ANNUAL SCHEDULED GROSS INCOME:
(with vacant units and storage units rented)

\$203,292

\$217,440

LESS VACANCY RATE RESERVE (3%):

\$3,600

\$6,045

GROSS OPERATING INCOME:

\$199,692

\$211,395

LESS EXPENSES:

\$72,364

\$72,364

NET OPERATING INCOME:

\$127,328

\$139,031

CAP:

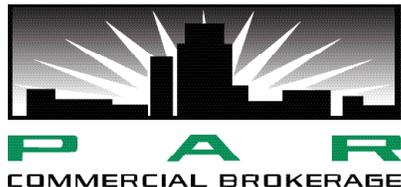
5.4%

6.00%

GRM:

11.56

10.8



3317-3319 Bagley Avenue, Los Angeles, CA 90034

AREA
INFORMATION



PALMS

is a densely populated neighborhood with a current population of 53,089. It's located on the Westside of L.A., just north of Culver City. To the south is Cheviot Hills, Beverlywood and Rancho Park. To the east, you'll find Mid City, and to the west is Mar Vista and Venice. Palm has an average age range of 19 to 35 years old and is primarily for singles or small families.

Palms has an endless supply of entertainment from dining to nightlife and everything in between — there's never a dull moment here. There are many popular dining areas in the neighborhood, such as The Irish Times Pub & Restaurant, Lobster & Beer and The Doughroom, known for its pizza, craft beer and use of local ingredients. Subject property is located 2 blocks from the Metro Expo Line.



www.parcommercial.com

GREG ECKHARDT
310.395.2663 X103
GECKO@PARCOMMERCIAL.COM
LIC#01255469

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.